

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Petition Number	0706-PUD-03
Approximate Address	3000 West State Road 32
Petitioner	Wilfong & Kreutz Land Development, LLC
Request	Change the zoning of approximately 214 acres from the AG-SF-1 District to the Towne Road Crossing PUD District.
Current Zoning	AG-SF-1
Approximate Acreage	214 acres
Exhibits	1) WCD Staff Report, 06/25/07 2) Letter, Hamilton County Surveyor's Office, 05/22/07 3) Petitioner's Exhibits, 05/31/07

PETITION HISTORY - JUNE 25, 2007

This petition is appearing before the Westfield-Washington Township Advisory Plan Commission for public hearing on June 25, 2007. The June 25, 2007 appearance of this petition represents the first appearance before the WWT APC.

This petition appeared before the Westfield Town Council for initial consideration at the May 14, 2007 Town Council meeting. No second consideration was requested.

PROCEDURAL

- Planned Unit Development petitions are required to have a public hearing. Legal notice has been provided for the required public hearing for the June 25, 2007 meeting in accordance with all applicable statutes.
- The Westfield-Washington Township Advisory Plan Commission rules of procedure require any change in zoning petition to be sent to the Comprehensive Plan Subcommittee of the APC for consideration.

REQUEST

The proposed change in zoning would provide for the creation of a new planned unit development, consisting of approximately two hundred and fourteen (214) acres. The parcels subject to this request are identified in petitioner's Exhibit A-1.

The proposed Towne Road Crossing PUD district would provide for the development of the subject site with multiple land uses, including commercial, office, attached single-family dwellings, detached single-family dwellings, and multi-family. Figures provided in Exhibit 17 of the proposed PUD ordinance estimate a maximum of three hundred (300) multi-family dwellings and a maximum of two hundred and seventy (270) detached and

attached single-family dwellings. The petition also proposes approximately four hundred and eighty thousand square feet (480,000) of new commercial development, approximately twenty-five thousand square feet (25,000) of office development, and approximately fifty-four acres (54) acres of open space.

INTRODUCTION

The request concerns property located both north and south of State Road 32. The portion of the subject site located north of State Road 32 is generally located in the northeast corner of the intersection of State Road 32 and Centennial Road, and extends north approximately one-quarter mile. The subject site extends east along State Road 32 approximately two thousand (2,000) feet. Two parcels abutting the north side of State Road 32, consisting of approximately 1.70 and 0.97 acres respectively, are surrounded by the subject site and are excluded from this request.

The portion of the subject site located south of State Road 32 has approximately seven hundred and fifty (750) feet of frontage along the south side of SR 32. The subject site extends approximately one thousand, seven hundred and fifty (1,750) feet south of the SR 32 right-of-way. The east boundary of the portion of the subject site south of State Road 32 is roughly defined by individual single-family lots abutting Little Eagle Creek Avenue. The southern portion of the subject site includes a portion of the abandoned rail right-of-way of the Old Central Indiana Railroad.

The subject site is comprised of ten full parcels and consists 214 acres. The subject site is located in the AG-SF-1 District, and is primarily used agriculturally.

PUBLIC POLICIES

Comprehensive Plan

The future land use map included in the Amended Westfield-Washington Township 2020 Plan (pg. 17) identifies several proposed uses for the subject site.

The portion of the subject site abutting State Road 32 is located in an area identified as an "Employment Corridor," which the plan identifies as consisting of office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Employment Corridor recommendations (page 52) further anticipate reserving employment corridors for employment-generating uses and related supporting service uses, as well as limiting industrial uses that would be visible to those that would not have negative land use impacts. The Employment Corridors recommendations specifically recommend smaller-scale local office and service uses along State Road 32, and cautions against permitting business uses on the south side of State Road 32 unless it can be demonstrated that no negative impact will be felt by abutting neighborhoods or residential uses.

The Amended Westfield-Washington Township 2020 Plan includes the majority of the portion of the subject site south of State Road 32 in an area identified as "Existing Rural

Southwest.” Development policies for the Rural Southwest (page 26) anticipate single-family detached houses on either large lots, or in Rural or Conservation Subdivision development patterns. The development policies further anticipate maximizing open space and designing proposed developments in a manner that protects and preserves open spaces. The Amended Westfield-Washington Township 2020 Plan also includes extensive recommendations in regards to subdivision design (page 29).

The Amended Westfield-Washington Township 2020 Plan includes the part of the portion of the subject site north of State Road 32 in an area identified as “Rural Northwest.” Development policies for the Rural Northwest (page 31) anticipate single-family detached houses on either large lots, or in Rural or Conservation Subdivision development patterns. Like the development policies for the Rural Southwest, the recommended development policies further anticipate maximizing open space and designing proposed developments in a manner that protects and preserves open spaces. The Amended Westfield-Washington Township 2020 Plan emphasizes concern with connectivity and contiguous development, and indicates that development of this area may be more likely five years or more in the future (page 30).

Thoroughfare Plan

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies State Road 32 as a “Primary Arterial 1,” and recommends a minimum dedication of a seventy-five (75) foot half right-of-way. As the portion of the subject site abutting the public right-of-way of State Road 32 abuts both sides of the right-of-way, a full one hundred and fifty (150) foot right of way should be provided.

The adopted Westfield Thoroughfare Plan includes State Road 32 in a “Pedestrian Corridor” as a component of the Bike and Pedestrian Plan section. This policy recommends pedestrian-scale structures and architecture, character, and amenities for the area abutting State Road 32. These parcels are also located in an area identified as a “Pedestrian District.” The recommendations associated with a pedestrian district designation further emphasize walkability at the subject site.

Other parcels included in this request about the public right-of-way of Centennial Road, which is identified as a collector road. A fifty (50) foot half right-of-way is recommended for a collector street.

The subject site also includes an area identified for the extension and connection of Towne Road from the current terminus at Little Eagle Creek Avenue north to State Road 32. The Thoroughfare Plan further recommends the extension of the Towne Road right-of-way north from State Road 32 to eventually connect to Lamong Road. The submitted concept plan depicts a proposed extension of Towne Road within the subject site.

Water and Sewer

The Westfield Water Master Plan depicts the subject site as served by a future sixteen-inch water main along the right-of-way of State Road 32. The Westfield Sewer Master Plan depicts the proposed West Side Interceptor project as located near the subject site at

the eastern property line of the subject site (along Little Eagle Creek), but does not depict any proposed mains as extended through or adjacent to the subject site.

Annexation

Portions of the subject site are within the corporate limits. A petition for voluntary annexation should accompany any request for a change in zoning.

TECHNICAL REVIEW

This petition underwent preliminary review by the Technical Advisory Committee at the May 30, 2007 TAC meeting. Agencies represented included Westfield Fire, Westfield Public Works, the Hamilton County Surveyor's Office, Duke Energy, Citizen's Gas, and the Indiana Department of Transportation. As of the date of this report, a comment letters has been received from the Hamilton County Surveyor's Office (Exhibit 3). The other identified agencies have yet to issue comments.

PUD REQUIREMENTS

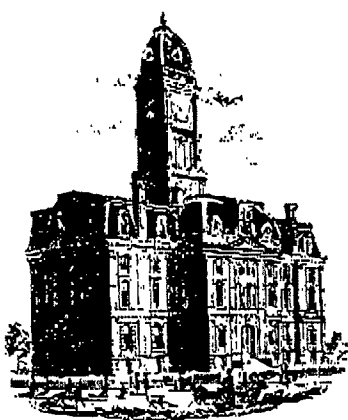
Terms of the Westfield-Washington Township Planned Unit Development ordinance require a neighborhood meeting with abutting property owners, and a report on the events of such meeting. An e-mail submitted by the petitioner indicates this meeting was scheduled to occur on May 31, 2007. The petition file does not include a report of the events of that meeting as of the date of this report.

Further, the subject site has the potential to yield over 15,000 square feet of retail space. This threshold would require the submittal of a Traffic Impact Study. No such traffic impact study has been provided for the petition file.

RECOMMENDATION

Refer this petition to the Comprehensive Plan Subcommittee of the APC for consideration on June 6, 2007.

AFS



Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

May 22, 2007

Wilfong & Kreutz Land Development, LLC
ATTN: Beau Wilfong
17830 Casey Road
Westfield, IN 46074
VIA FACSIMILE: 867-0003

RE: Towne Road Crossing

Dear Mr. Wilfong:

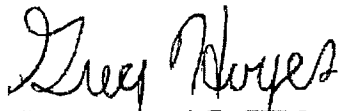
We have reviewed the revised PUD and concept plan submitted to the Hamilton County Surveyor's Office on May 16, 2007, for this project and have the following comments:

1. The proposed project falls partially in the unincorporated area and MS4 jurisdiction of the Hamilton County and partially in incorporated area and MS4 jurisdiction of the Town of Westfield, as of the date of this letter.
2. The proposed project DOES partially fall in a private Wellhead Protection Zone.
3. The proposed project falls in the Little Eagle Creek Regulated Drain Watershed.
4. The proposed project has the Little Eagle Creek Regulated Drain located along one of the boundaries of the site.
5. The proposed PUD will be an ordinance of the Town of Westfield and does not trump or override any county ordinance or IC 36-9-27 (Indiana Drainage Code). All ordinances of Hamilton County, standards of Hamilton County Surveyors Office, and all requirements of IC 36-9-27 will be enforced in regards to all current or proposed regulated drains within the boundary of this site. This includes design, construction, and easement width.

6. Section 13.1 of the PUD ordinance seem to be lacking on the requirements for the subdivision monumentation and does not address any Section Corners that will need to be handled in accordance with Hamilton County Surveyors Office Standards. If you have any questions in regards to monumentation, please contact Jeff Powell, Survey Manager, at 776-8495.
7. Please note this site will be required to comply with the new Hamilton County Stormwater Management Technical Standards Manual. If this site becomes annexed before the construction plan phase, the site will be required to comply with the new HCSMTSM for the site discharge rates, and Town of Westfield Manual for water quality compliance.
8. Hamilton County Ordinance 4-26-99-C(6) and the new Hamilton County Stormwater Management Technical Standards Manual both prohibit the fill in floodplain of a regulated drain.
9. The 1989 National Wetlands Inventory shows the possibility of wetland that could be in the boundaries of this project.
10. This site does contain several private tiles that provide drainage for areas outside the boundary of this project. Any private tiles that extend beyond the limits of the site MUST be provided a positive drainage outlet, as it is illegal to block off a private "mutual" tile.
11. No landscape planting or permanent structures will be permitted within the regulated drainage easements per Indiana Code 36-9-27-33(d).
12. Please submit complete construction plans, the secondary plat, and drainage calculations to this office when they become available.
13. Please note that further comments may be necessary at a later date.

Should you have any questions, I can be reached at 317-776-8495.

Sincerely,



Greg Hoyes, AC, CFM
Plan Reviewer

CC: Donna Luley – Westfield Public Works
Al Salzman – Town of Westfield
Joel Thurman – HCHD
Jon Dobosiewicz